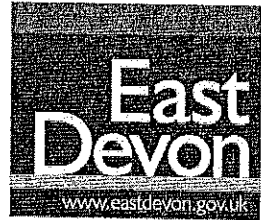


Accession	Rep No.

For Council Use Only

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Budleigh Salterton Neighbourhood Plan – Submission Version Representation Form

The Budleigh Salterton Neighbourhood Plan has been prepared by Budleigh Salterton Town Council. It has now been formally submitted to East Devon District Council who are legally required to undertake public consultation.

Please return this form to East Devon District Council by Monday 20 March 2017. Representations received after this time will not be accepted.

Part A – Personal Details Please note we cannot accept anonymous responses.

Personal Details	
Title	Mr
First Name	Bill
Last Name	Richardson
Job Title (where relevant)	Planning Manager
Organisation (where relevant)	Blue Cedar Homes
Address	Eagle House 1 Babbage Way Exeter Science Park Exeter
Postcode	EX5 2FN
Tel. No.	[REDACTED]
Email Address	[REDACTED]

Agent's Details (if applicable)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Postcode	
Tel. No.	
Email Address	

*if an agent is appointed, please fill in your title, name and organisation and the full contact details of the agent. Where an agent is used the agent will be the point of contact for correspondence.

Name/Organisation <small>Please complete for each sheet</small>	BLUE CEDAR HOMES .
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Please indicate whether you wish to be notified of any of the following:

- The publication of the recommendations of any person appointed to carry out an independent examination of the Budleigh Salterton Neighbourhood Plan.
- The adoption of the Budleigh Salterton Neighbourhood Plan.

Representation details

Please use a separate form for each representation

1. To which section of the Neighbourhood Plan does this representation relate?

(Please note that a separate form must be completed for each representation)

Policy Number <small>(Include policy paragraph or other reference no. if appropriate)</small>	VISION & OBJECTIVES FROM BUDLEIGH-SALTERTON TO 2031. CHALLENGES. PARA 4.3
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2. Please use the box below to set out why you are supporting or objecting to this part of the plan. If your comment relates to a specific area of land or site if possible please identify it on a map. Continue on a separate sheet if necessary

PLEASE REFER TO TEXT ON NEXT PAGE.

Budleigh Salterton Neighbourhood Plan

Rep 1

Blue Cedar Homes

Policy Number: Vision and Objectives for Budleigh Salterton to 2031. Challenges. Para 4.3

TEXT FOR BOX 2 OF THE FORM

Blue Cedar Homes welcomes the acknowledgement given in the Plan to the importance of planning for the needs of older persons. The Plan is well prepared and based on an appropriate evidence base.

Importantly, the plan recognises that weight needs to be given to the need to plan for the needs of older and younger people in the town.

Meeting the needs of an aging population is being increasingly recognised by government. In the recent (February 2017) Housing White Paper, the following statement is made:

*"Offering older people a better choice of accommodation can help them to live independently for longer and help reduce costs to the social care and health systems. We have already put in place a framework linking planning policy and building regulations to improve delivery of accessible housing. To ensure that there is more consistent delivery of accessible housing, **the Government is introducing a new statutory duty through the Neighbourhood Planning Bill on the Secretary of State to produce guidance for local planning authorities on how their local development documents should meet the housing needs of older and disabled people**" [Bold text is as also highlighted bold in the White Paper].*

Paragraph 4.43 of the White Paper also states:

"Helping older people to move at the right time and in the right way could also help their quality of life at the same time as freeing up more homes for other buyers. However there are many barriers to people moving out of family homes that they may have lived in for decades. There are costs, such as fees, and the moving process can be difficult. And they may have a strong emotional attachment to their home which means that where they are moving to needs to be very attractive to them and suitable for their needs over a twenty to thirty year period. ..."

Page 19 of the plan provides some very useful statistics in relation to housing supply (2000-2017). It acknowledges that 269 homes have been approved/built and that, of these, only 24 were specifically built as retirement housing (less than 10%). Given that these 269 new homes only represent 10% of the housing stock of the town, it follows that in almost two decades the town's housing stock devoted to retirement housing needs increased by less than 1%.

Blue Cedar Homes strongly supports the Plan's position on this matter although thinks that paragraph 4.3 could be further amended to stress the importance that needs to be attributed to delivery of housing for older persons.

Name/Organisation
Please complete for each sheet

BLUE CEDAR HOMES

3. What changes would you suggest should be made to the plan?

It will be helpful if you are able to put forward your suggested revised wording of any policy or text or suggested alternative policy boundary. Please be as precise as possible.

It is requested that the 'Demography' heading under paragraph 4.3 is amended to read:

"Demography

An ageing population and correspondingly low proportions of young people. This has implications for meeting the needs of the population and for creating a balanced community. This highlights the need to promote housing for older people within the town in addition to sites for affordable housing, in order to free up family accommodation elsewhere in the town."

Continue on a separate sheet if necessary

4. If your representation is seeking a change, do you consider it necessary to speak at the examination? (please tick one box only)

Please note this will not be regarded as a binding decision but will help us in our planning.

If you select No your representation(s) will still be fully considered by the independent Planning Inspector by way of written representations.

No, I do not wish to speak at the examination.

Yes, I wish to speak at the examination.


Name/Organisation Please complete for each sheet	BLUE CEDAR HOMES.
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5. If you wish to speak at the examination, please outline why you consider this to be necessary:

N/A.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the examination. If the Inspector does not consider it necessary to hold a public examination consideration will be given by way of written representations.

Please note that your comments and your contact details will be publically available, although your signature, private e-mail address and telephone number will not be visible on our web site.

Signed		ON BEHALF OF BLUE CEDAR HOMES.
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A signature is required by the Planning Inspectorate. If filling in the form electronically it can be an 'electronic signature' by typing in your name in the box. If you provide a handwritten signature we will ensure that it is not published on-line but it will be visible on the paper copies available at our offices and sent to the Inspector.

Date	17/03/2017.
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Please e-mail the completed form(s) and any additional information to planningpolicy@eastdevon.gov.uk or send to Tim Spurway, Planning Policy Section, East Devon District Council, The Knowle, Sidmouth, EX10 8HL